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solicitors and estate agents

4 Auchroisk Place, Cromdale, Grantown on Spey, PH26 3QF

Offers Over £375,000

Contact us on 01479 874800 or visit www.massoncairns.com

4 Auchroisk Place is an exceptional four-bedroom detached family home extending to almost 200sqm (including garage), thoughtfully designed and finished to a high specification, offering spacious, energy-efficient accommodation perfectly suited to modern family living. Entered through a bright and welcoming entrance hall with excellent storage, the home immediately conveys a wonderful sense of space and quality. To the front, the generous sitting room centres around a contemporary wood-burning stove, creating a warm and inviting setting before flowing seamlessly into the outstanding open-plan kitchen and dining room. The heart of the home, this impressive space features an extensive range of quality units, integrated appliances, generous worktop space, a breakfast bar and ample room for family dining, while large windows and sliding doors flood the room with natural light and provide direct access to the rear patio and garden, creating a superb environment for entertaining and everyday living. Adjoining the kitchen is a practical utility room with further storage, laundry facilities and external access, while the ground floor is completed by a generous double bedroom and a stylish family bathroom. Upstairs, a spacious landing leads to the impressive principal bedroom, benefiting from fitted storage and a contemporary en-suite shower room. Two further generous double bedrooms provide flexible accommodation for family, guests or home working and are served by a modern shower room. Externally, the property enjoys a generous gravel driveway leading to the garage, while the enclosed rear garden is laid mainly to lawn with a substantial patio, offering an ideal setting for outdoor dining, entertaining and family life. Combining exceptional space, quality finishes and excellent energy efficiency, this is a superb contemporary home in walk in condition. EPC B, Council Tax F, Home report available online at massoncairns.com

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Cromdale
Nestled within the Cairngorms National Park, Cromdale enjoys some superb panoramic views of the Spey Valley and is situated only 3 miles from the Capital of Strathspey and leading tourist resort Grantown on Spey. Grantown offers first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard and Health Centre. Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area of Cromdale / Grantown which is the gateway to the world renowned Speyside Malt Whisky Trail. Cromdale is also within easy reach of the Lecht and Cairngorm ski areas for winter sports facilities and hill walking is available throughout the Cairngorms National Park. The sandy beaches of the Moray Firth are within an hours drive.

Transport Links
From Cromdale, you can conveniently access various transportation options to explore the wider UK:

Airports:
Inverness Airport (INV): Approximately 35 miles away, this regional airport offers domestic flights and some international connections.
Aberdeen International Airport (ABZ): Roughly 70 miles away, providing a wider range of domestic and international flights.

Train Stations:
Carrbridge Railway Station: About 13 miles from Cromdale, offering connections to Inverness, Perth, and Edinburgh.
Aviemore Railway Station: Approximately 17 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes:
A95: This arterial road connects Cromdale to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.
A939: This scenic route connects Cromdale to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Cromdale serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report
To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating B

Entrance Hall
The bright and welcoming entrance hall creates an excellent first impression, immediately showcasing the home's generous proportions and quality finish. Flooded with natural light from full-height glazed entrance doors, the space offers a warm and inviting introduction with soft carpeting continuing throughout, contemporary oak internal doors and a useful built-in storage cupboard. The hall provides access to the principal ground floor accommodation, including the sitting room, kitchen/dining room, ground floor bedroom and family bathroom, while an attractive staircase rises to the first floor providing further storage underneath. With ample space for welcoming guests and everyday family life, this impressive reception area sets the tone for the stylish and thoughtfully designed accommodation beyond.

Sitting Room / Kitchen / Dining
6.01m x 4.88 / 4.00m x 7.72m (19'8" x 16'0" / 13'1" x 25'3")
The heart of the home is formed by an exceptional open-plan arrangement, where the generously proportioned sitting room flows seamlessly through a wide opening into the impressive kitchen and dining area, creating a superb environment for modern family living and entertaining while maintaining clearly defined spaces. The spacious sitting room is flooded with natural light from large floor to ceiling corner windows overlooking the front garden and supplemented with a dual aspect to the other side, with a contemporary wood-burning stove providing an attractive focal point and a cosy atmosphere during the cooler months. Its generous proportions allow for a variety of furniture layouts, making it equally suited to relaxed family evenings or entertaining guests. The adjoining kitchen and dining room are very generous and provides an outstanding social hub. The contemporary kitchen is fitted with an extensive range of modern wall, drawer and base units, generous worktop space, integrated appliances and excellent storage, complemented by a peninsula breakfast bar ideal for informal dining and family chats. The dining area comfortably accommodates a large family table and enjoys direct access to the enclosed side patio through wide sliding patio doors, creating a seamless connection between indoor and outdoor living. Large windows throughout ensure an abundance of natural light, while the thoughtful layout allows family members and guests to enjoy individual spaces whilst remaining connected.

Utility Room
1.91m x 2.93m (6'3" x 9'7")
Positioned off the entrance hall and adjacent to the kitchen, this generously proportioned utility room provides an excellent practical workspace. Fitted with a worktop area incorporating a stainless steel sink and drainer, the room also offers plumbing and space for laundry appliances. An external door provides direct access to the rear garden, making it particularly convenient for outdoor activities, muddy boots, pets and gardening, while a cupboard houses the water tank and electrical consumer unit.

Bedroom Four
2.94m x 3.09m (9'7" x 10'1")
Located on the ground floor, this well-proportioned double bedroom offers excellent flexibility to suit a variety of lifestyles. Currently arranged as a comfortable home office and additional lounge space, it is equally well suited as a generous guest bedroom, children's room or accommodation for multi-generational living. A large picture window provides an abundance of natural light while overlooking the rear garden, creating a bright and welcoming atmosphere and further benefits from an integral double wardrobe, providing excellent built-in storage.

Bathroom
2.05m x 2.81m (6'8" x 9'2")
Beautifully appointed and finished to a high standard, the contemporary family bathroom is positioned on the ground floor and serves both the principal living accommodation and Bedroom Four. The room is fitted with a stylish white suite comprising a panelled bath with central mixer tap, a separate glazed shower enclosure with mains shower, a WC and a vanity wash hand basin with useful storage beneath. Contemporary tiling around the bathing and shower areas complements the modern décor, while an opaque window provides natural light and privacy. Recessed ceiling lighting, an extractor fan and quality fittings complete this bright, practical and elegant bathroom.

Landing
A bright and welcoming first-floor landing is filled with natural light from a large Velux window, creating an airy and inviting central space. The landing provides access to the three first-floor bedrooms and family shower room, while also offering ample space for freestanding furniture or a small study area if desired. There is a loft hatch to the insulated attic, a linen cupboard, carpet flooring, recessed ceiling lighting and an attractive balustrade overlooking the staircase add to the sense of openness and light throughout the upper floor.

Principal Bedroom & En-Suite
4.90m x 3.27m & 1.51m x 2.82m (16'0" x 10'8" & 4'11" x 9'3")
A generously proportioned principal bedroom provides with natural light from twin Velux roof windows that frame some attractive hill views. The room offers ample space for a king-size bed and a full range of freestanding furniture, while two built-in double wardrobes provide excellent everyday storage. Soft carpeting, recessed ceiling lighting and a radiator complete the space, with a door leading directly into the private en-suite shower room. The en-suite is stylishly appointed with a generous walk-in shower enclosure featuring a mains shower and glazed screen, a contemporary vanity unit incorporating a wash hand basin with storage below, and a concealed cistern WC with wall-mounted push flush. A heated chrome towel radiator, Velux roof window, complementary flooring, recessed ceiling lighting and extractor fan complete this well-finished and practical suite.

Bedroom Two
4.65m x 4.18m (15'3" x 13'8")
Another spacious and light-filled double bedroom enjoying twin Velux roof windows providing excellent natural light and pleasant views. The generous proportions comfortably accommodate a double or king-size bed alongside additional freestanding furniture, while a built-in double wardrobe offers excellent storage. The room also provides ample space for a desk or reading area, making it equally well suited as a guest bedroom, family or home office.

Bedroom Three
4.18m x 2.52m (13'8" x 8'3")
A comfortable and well-proportioned double bedroom with a large Velux roof window draws in excellent natural light, creating an airy feel throughout. The room comfortably accommodates a double bed together with additional freestanding furniture and benefits from a built-in wardrobe providing useful storage.

Shower Room
1.51m x 2.93m (4'11" x 9'7")
Serving the first floor, the stylish shower room is finished to a high standard and comprises a large walk-in shower enclosure with mains shower and contemporary tiled surround, a concealed cistern WC with wall-mounted push-button flush, and a modern vanity unit incorporating a wash hand basin with useful cupboard storage below. An

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illuminated mirror sits above the basin, complemented by attractive feature tiling, a chrome heated towel rail, recessed ceiling lighting and a Velux roof window providing natural light and ventilation. The room is completed with durable tiled-effect flooring and quality contemporary fittings throughout.

Outside
The property occupies a generous plot within a modern and well-established residential development, enjoying attractive, fully enclosed garden grounds that have been thoughtfully landscaped to provide an excellent balance of outdoor living and practicality. To the front, a substantial gravel driveway provides ample off-street parking for multiple vehicles and leads to the integral garage, while neatly maintained lawned gardens with trees, shrubs and planted borders create an attractive first impression. A paved pathway extends to the front entrance and continues around the property, providing convenient access to all sides.

The rear garden is fully enclosed by timber fencing, creating a safe and private environment for children and pets. Predominantly laid to lawn, the garden is complemented by well-stocked raised planting beds, trees and established borders. A generous patio provides an excellent setting for outdoor dining, entertaining and relaxing. There is ample space for children's play equipment, gardening or further landscaping to suit individual preferences, while a side access gates conveniently links the front and rear gardens.

Garage
4.00m x 6.15m (13'1" x 20'2")
The substantial garage provides excellent versatility for secure parking, workshop space or additional storage. Accessed via an electric up-and-over garage door to the front and a pedestrian door to the rear garden, the garage is fully lined and insulated, making it a practical year-round space. A separate loft area, accessed via a ceiling hatch, offers further valuable storage, ensuring there is ample room for seasonal items, outdoor equipment and household belongings.

Services
It is understood that there is mains water, drainage and electricity. There is air source heat pump central heating.

Entry
By mutual agreement.

Price
Offers over £375,000 are invited

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
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What Three Words Location
What Three Words Location: ///drummers.nods.meaning

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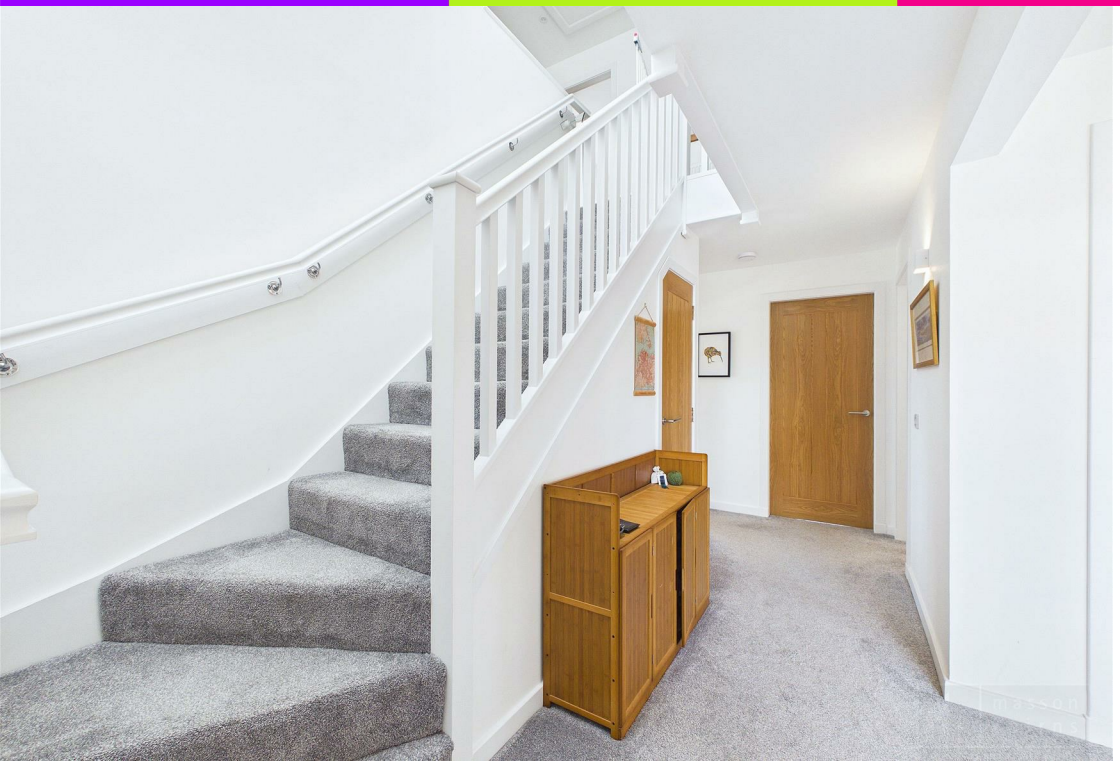
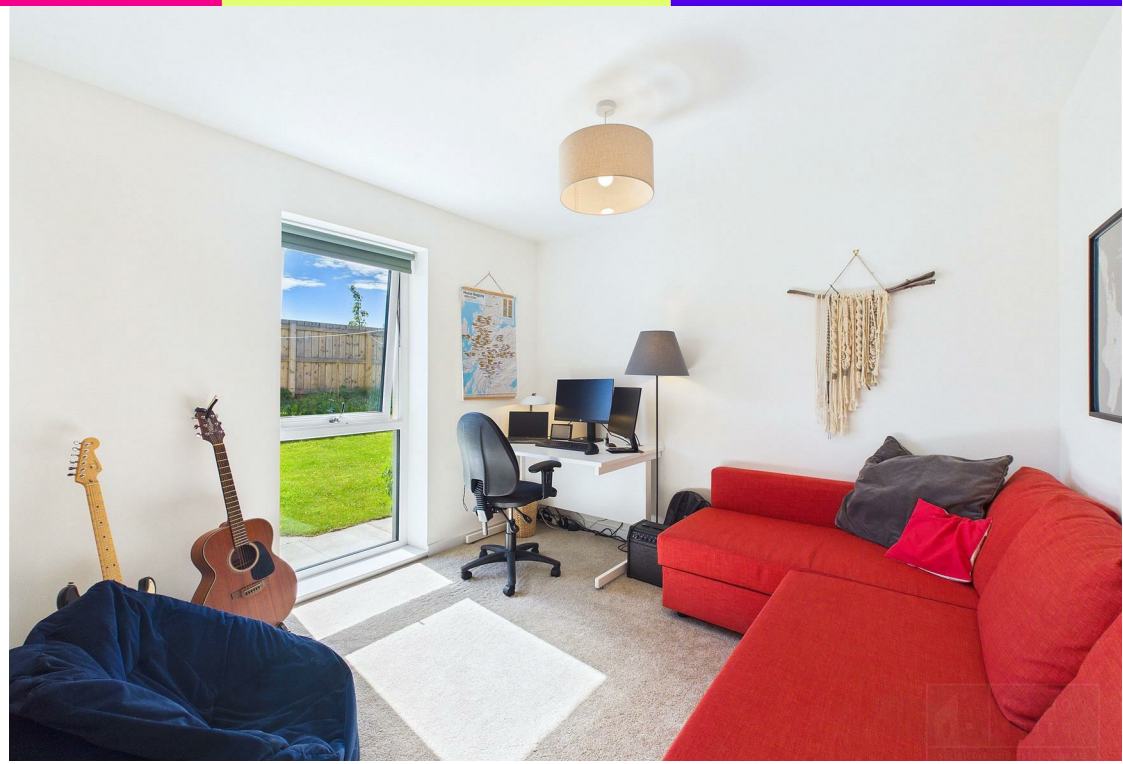
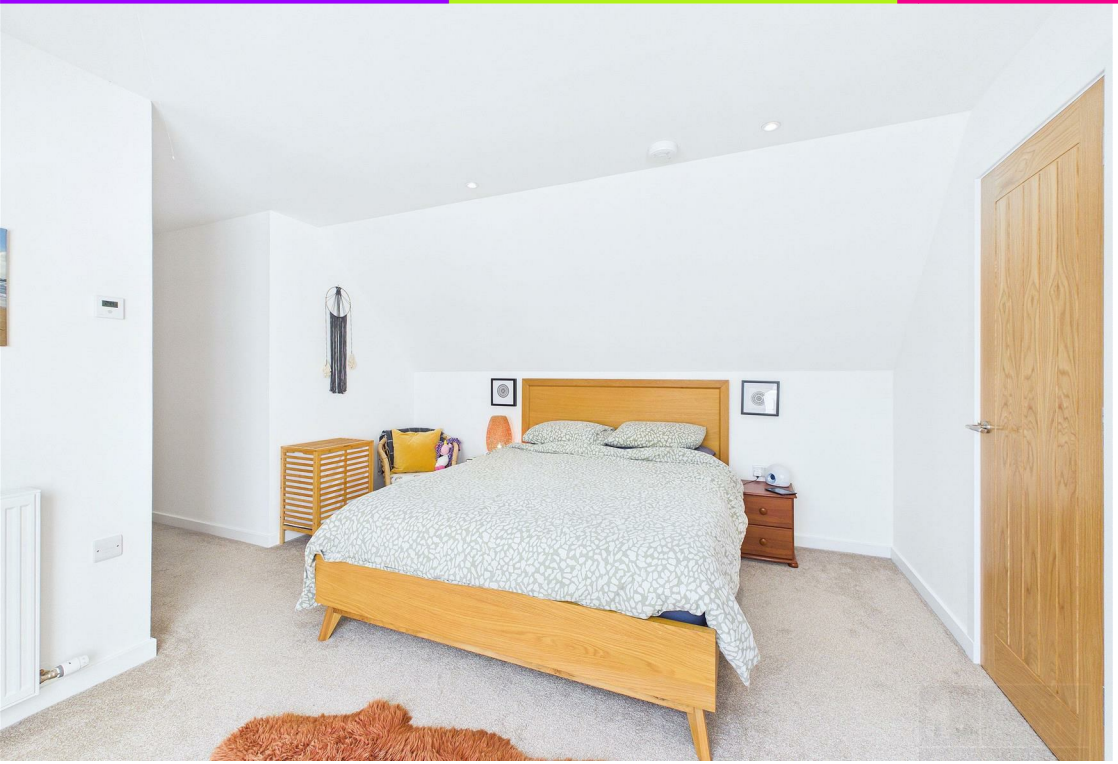
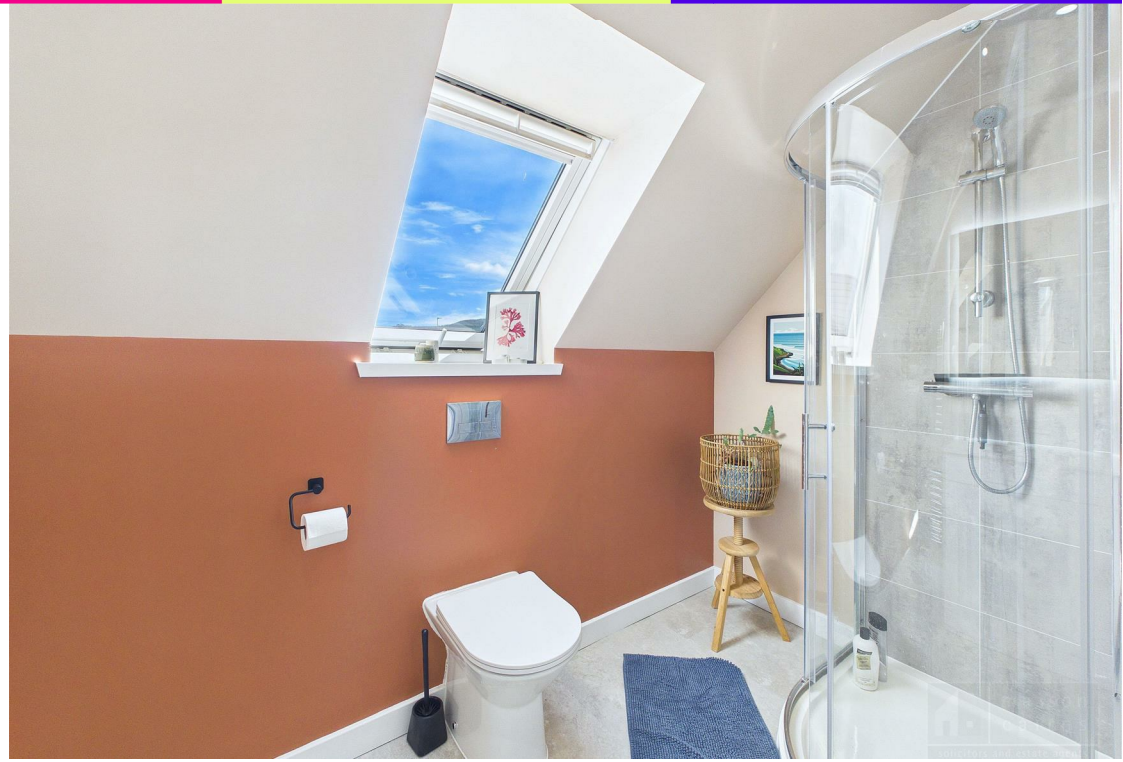
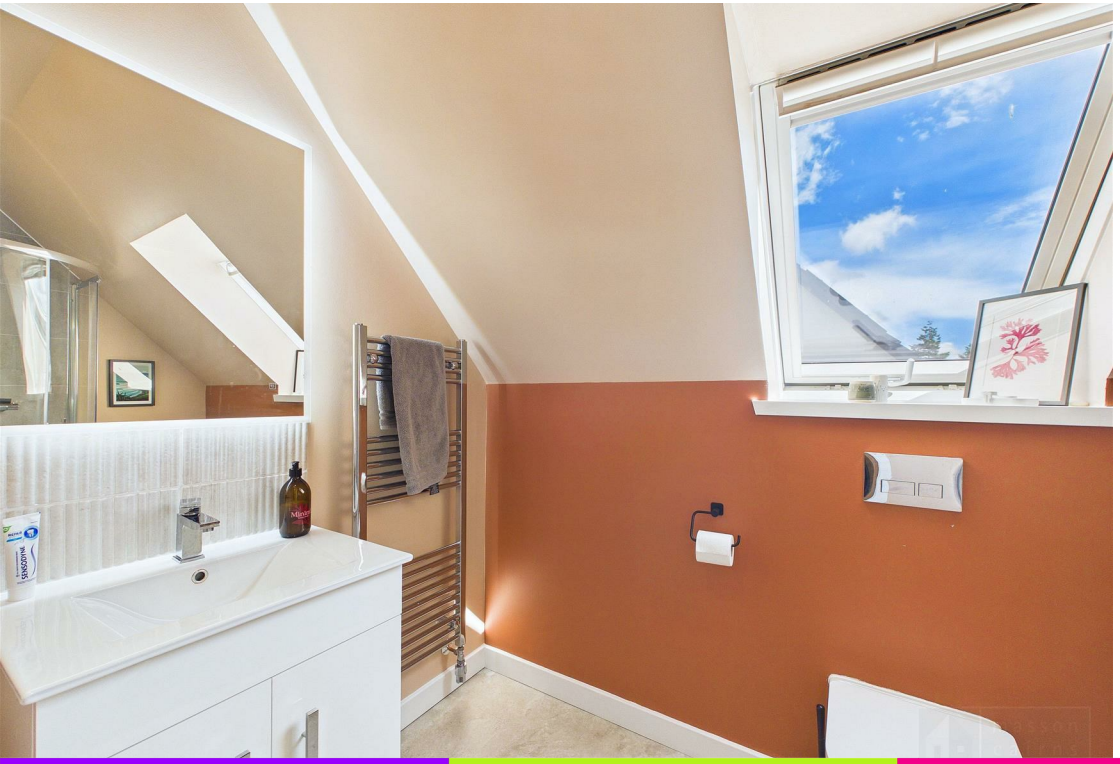
FOR SALE











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FOR SALE

Floor 0

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Approximate total area(1)

127.9 m²

1376 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

69.3 m²
746 ft²

Reduced headroom

9.1 m²
98 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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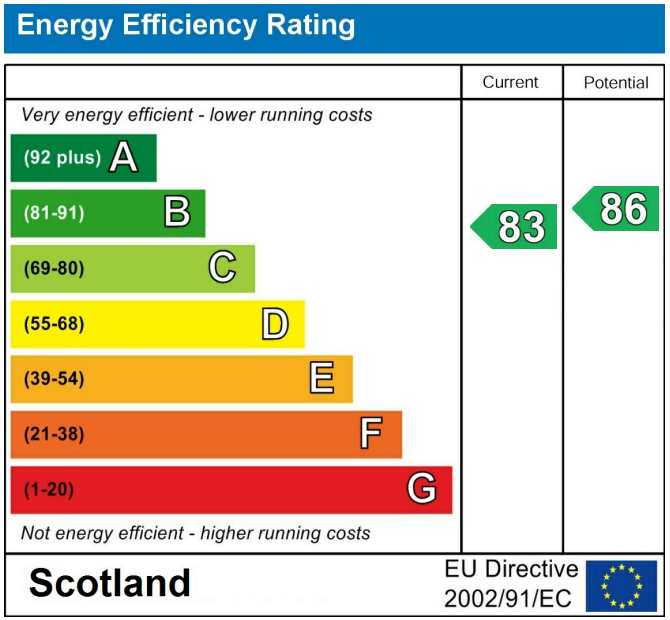

While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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